

COA # 2014-COA-109(CAMA) 2014-ZON-030 2014-VHP-016		INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT		Hearing Date AUG. 6, 2014
602 and 625 E. 11th Street CHATHAM-ARCH/ MASSACHUSETTS AVE				New Case Center Twp. Council District: 9 Joseph Simpson
Applicant & mailing address:		Milhaus Development, LLC 530 E. Ohio, Suite A Indianapolis, IN 46204		
Owner:		same		
COMBINED CASES				
IHPC COA:	2014-COA-109 (CAMA)	Certificate of Appropriateness for: <ul style="list-style-type: none"> • Demolition of three non-historic buildings • Construction of 2 condo buildings with 56 units & 29 townhomes • Rezoning • Variances of Development Standards 		
Rezoning:	2014-ZON-030	<ul style="list-style-type: none"> • Rezoning of a portion of the site from C4 to D-10 		
Variances:	2014-VHP-016	<ul style="list-style-type: none"> • Variances of Development Standards of the D-10 zoning ordinance for: <ol style="list-style-type: none"> 1. Less front yard setback than required at Broadway St, 11th Street, Park Ave and 10th Street 2. Construction within the required clear sight triangle area at the northeast, northwest, southeast and southwest corners of the project site and at the northeast, northwest, southeast and southwest corners of the east/west alley between 602 and 625 E. 11th Street 3. More Floor Area Ratio than required (FAR) (.600 max./1.5 provided) 4. Less Open Space Ratio than required (OSR) (1.180 min. /.970 provided) 5. Less Livability Space Ratio than required (LSR) (.660 required/.2236 provided) 6. Less Major Livability Space Ratio than required (MLSR) (.110/.0561) 		
STAFF RECOMMENDATIONS: Continue to the August 12, 2014 IHPC Hearing				

STAFF COMMENTS

The applicant has asked for a continuance to the August 12, 2014 IHPC hearing to allow time to further develop the plans.

Staff Reviewer: Meg Purnsley
